

036.A

0002

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

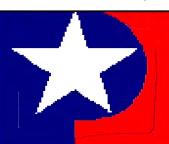
187,300 / 187,300

USE VALUE:

187,300 / 187,300

ASSESSED:

187,300 / 187,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		ARIZONA TERR, ARLINGTON

**OWNERSHIP**

Owner 1:	GUO BINGZHU	Unit #:	3
Owner 2:			
Owner 3:			

Street 1: 85 LINDEN ST

Street 2:

Twn/City: ALLSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02134 Type:

**PREVIOUS OWNER**

Owner 1:	FUNG LINDA -
Owner 2:	-
Street 1:	8 ARIZONA TERR #3
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 599 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							124788
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

**PREVIOUS ASSESSMENT**

Parcel ID								
036.A-0002-0012.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	182,000	0	.	.	182,000	182,000
2019	102	FV	167,700	0	.	.	167,700	167,700
2018	102	FV	158,800	0	.	.	158,800	158,800
2017	102	FV	44,400	0	.	.	44,400	44,400
2016	102	FV	73,900	0	.	.	73,900	73,900
2015	102	FV	139,600	0	.	.	139,600	139,600
2014	102	FV	134,300	0	.	.	134,300	134,300
2013	102	FV	134,300	0	.	.	134,300	134,300

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
FUNG LINDA,		62373-58	8/1/2013		155,000	No	No			
PAPARO TERESA		48394-107	10/27/2006		180,000	No	No			
IUCHI SHIRO		43526-42	8/16/2004		159,000	No	No			
		17363-32	9/1/1986			1	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	648-5005, Building Number 8.															
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																			
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																
Color:	BRICK			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1965	Eff Yr Blt:		Location:	R - Rear																		
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:	G18	Fact:	.	Floor:	1 - 1st Floor																		
Const Mod:				% Own:	0.781799972																		
Lump Sum Adj:				Name:	5 - 6011																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:		%		Total:	30.6	%		Plumbing:															
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	320.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.50166941			General:															
Electric:	3 - Typical			Const Adj.:	0.98931295			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Insulation:	2 - Typical			Adj \$ / SQ:	475.399			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>										
Int vs Ext:	S			Other Features:	32710								Code	Description	Area - SQ	Rate - AV	Undepr Value						
Heat Fuel:	3 - Electric			Grade Factor:	1.00								GLA	Gross Liv Ar	599	475.400	284,764						
Heat Type:	6 - Elec Base/B			NBHD Inf:	0.85000002								Sub Area	% Usbl	Descrip	% Type	# Ten						
# Heat Sys:				NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	269852																		
% Com Wall:		% Sprinkled:		Depreciation:	82575			Juris. Factor:	1.00	Before Depr:	404.09												
				Deprecated Total:	187278			Special Features:	0	Val/Su Net:	312.69												
								Final Total:	187300	Val/Su SzAd:	312.69												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:																							
Model:																							
Serial #:																							
Year:																							
Color:																							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 036.A-0002-0012.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>				
																							
More: N				Total Yard Items:				Total Special Features:				Total:											